



**Offers In Excess Of £229,950**

68 St. Davids Road, East Cowes, Isle Of Wight, PO32 6EF





**This well presented detached bungalow is situated within an enviable and quiet location and has been upgraded over recent years. It is within walking distance of recreational grounds and schools and under half a mile away from the seafront.**

**Finished to a good standard the accommodation comprises of a welcoming hallway with steps leading up to the loft room, modern kitchen which is open to the lounge/ dining room, two double bedrooms and modern shower room wc. There is also a rear porch which is to be replaced within the next few months. The loft room is accessed from the hallway via a ships ladder and measures 25ft. Externally there is a good size rear garden which has been landscaped by the current owners.**



**This truly is a rare opportunity to acquire this upgraded bungalow in the coastal resort of East Cowes, which has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes Marina. The lovely esplanade boasts a playground, paddling pool, cafe and has woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under half a mile away. To arrange a viewing please call The Wright Estate Agency on 01983 281010.**

**Entrance Hall**

**Bedroom 1**

10'6" x 10'8"

**Bedroom 2**

11'1" x 9'8"

**Shower Room**

**Lounge**

16'5" x 11'2"

**Kitchen**

9'5" x 6'5"

**Utility Room**

**Attic Room**

25'1" x 16'0"

**Outside**

The rear garden has been landscaped to a very high standard to include a large decked area ideal for al fresco evenings and hot tub. The rear garden also has mature shrubs, lawn area and large timber shed.

**Council Tax**

Band C

**Services**

Unconfirmed gas, electric, telephone, mains water and drainage.

**Agent Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.




GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**wright**  
 estate agency